

Development Management Sub Committee

Wednesday 28 February 2024

Report for forthcoming application by

William Sawers, Northcare (Scotland) Ltd. for Proposal of Application Notice

24/00149/PAN

at 191 St John's Road, Corstorphine, Edinburgh.

Mixed use development comprising care home and associated amenity facilities, ground floor commercial units, parking, open space, landscaping, and ancillary works.

Item number

Report number

Wards

B06 - Corstorphine/Murrayfield

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for planning permission for a mixed use development comprising care home and associated amenity facilities, ground floor commercial units, parking, open space, landscaping and ancillary works.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (Ref: 24/00149/PAN) on 12 January 2024.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement



Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site is located on the south side of St John's Road, east of the junction with Manse Road. It is currently vacant brownfield land, previously occupied by retail units and an associated parking and service yard to the rear. The site was cleared in late 2023 with Conservation Area Consent (Ref: 18/02829/CON). The surrounding area is mixed use with a strong commercial presence on St John's Road and a residential character on Manse Road.

This application site is located within the Corstorphine Conservation Area.

2.2 Site History

26.02.2019 Application granted for a mixed use development incorporating residential development (Class 9 and sui generis flats) together with commercial floorspace (including Class 1, 2 and 3) and hot food takeaway (sui generis), car parking and associated works (as amended) (Ref: 18/02831/FUL).

26.02.2019 Application granted for complete demolition in a Conservation Area (Ref: 18/02829/CON).

27.05.2022 Non-material variation application varied (Ref: 18/02831/VARY)

06.12.2023 Application refused for the modification of Planning Agreement (Section 75) associated with planning permission 18/02831/FUL. Remove clauses to provide on site affordable housing and replace these with clauses seeking to make an off-site financial contribution as the construction costs of delivering the existing consent are non-viable for affordable housing developers (Ref: 22/04607/OBL).

Live application: Section 42 application to vary conditions 04, 05, 06, 07 and 09 and to delete condition 08 of Planning Permission 18/02831/FUL (Ref: 23/07342/FUL).

Main report

3.1 Description of the Proposal

An application for planning permission will be submitted for a mixed use development comprising care home and associated amenity facilities, ground floor commercial units, parking, open space, landscaping and ancillary works.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location

The site is within the urban area of the Edinburgh Local Development Plan (LDP) and lies within Corstorphine Town Centre and Corstorphine Conservation Area.

National Planning Framework 4 (NPF4) now forms part of the Development Plan. Policies in relation to Sustainable Places, Liveable Places and Productive Places, including those in relation to 20-minute neighbourhoods, climate change and biodiversity, blue and green infrastructure, and sustainable transport, will be important cross-cutting policy considerations.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted, City Plan 2030 and NPF 4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

b) The scale, design, layout and materials are sustainable and acceptable within the character of the area

The proposal will be assessed against relevant design policies in National Planning Framework 4 (NPF4) and the Local Development Plan (LDP) as well as non-statutory guidance where applicable (e.g., Edinburgh Design Guidance). Should the status of City Plan 2030 change, for example it becomes a material planning consideration, its policies would form part of the assessment of the planning application.

The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance. A high quality design is expected and should show the suitability of the proposed layout, height, mass and scale of development within its context. Sustainability measures and the proposal's consideration of NPF 4 themes including climate change, and the six qualities of successful places will have to be clearly addressed.

A Sustainability Statement and Design and Access Statement will be required to support the planning application.

c) The proposal will have an impact on the amenity of neighbours and future occupiers of the development;

The proposal will be assessed against relevant design policies in the Development Plan (NPF4 and LDP) and Edinburgh Design Guidance.

Supporting information is required to show the development's relationship to the adjacent buildings to ensure that neighbouring amenity is adequately protected.

A Daylighting, Privacy and Sunlight Analysis will be required in support of the planning application and to demonstrate that adequate daylighting will be received by the proposed building. A Noise Impact Assessment is likely to be required.

d) The proposed access arrangements, connectivity and parking levels are acceptable;

The proposal shall have regards to the LDP transport policies and NPF 4 policy 13 (Sustainable Transport), as well as the Edinburgh Street Design Guidance and the parking standards in the Edinburgh Design Guidance. The applicant will be required to provide transport information to show the impact on the surrounding road network, demonstrate how the proposal provides for active and public transport travel, and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles. Full analysis of the connectivity as part of the forthcoming planning application is required. Information on public safety, e.g. safe existing from events onto the road and transport networks will also be required.

e) The proposal has acceptable impacts on infrastructure;

The proposal may require infrastructure improvements. Should infrastructure improvements be required to support the proposed development, the application will be required to make appropriate developer contributions in accordance with LDP Policy Del 1 - Developer Contributions and Infrastructure Delivery, NPF 4 policy 18 (Infrastructure First) and LDP Supplementary Guidance on Developer Contributions and Infrastructure Delivery 2018.

f) There are any other environmental factors that require consideration.

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be required:

- Pre-application Consultation (PAC) report;
- Planning Statement;
- Design and Access Statement;
- Air Quality Impact Assessment;
- Transport Statement;
- Noise Impact Assessment;
- Surface Water Management Plan (SWMP);
- Landscape Plan;
- Sustainability Statement and
- Daylight, Sunlight and Overshadowing Analysis.

The above is not an exhaustive list and other supporting details or assessments may be identified prior to the application being submitted or during the application assessment stage.

The proposed development will require to be screened for an Environmental Impact Assessment.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (PAN) outlined:

Two public events:

- 31 January, between 2-7pm at Corstorphine Community Centre
- 28 February, between 2-7pm at Corstorphine Community Centre.

Newspaper advertisements:

- Edinburgh Evening News, 7 days prior to each consultation event.

Additional consultation methods:

- Consultation website;
- Leaflets around local area 7 days in advance of each consultation event.

A copy of the PAN has also been also sent to:

- Corstorphine Community Council

- Murrayfield Community Council
- Stenhouse, Saughton Mains and Whitson Community Council
- Sighthill, Broomhouse and Parkhead Community Council
- Ratho and District Community Council
- Cramond and Barnton Community Council
- Drum Brae Community Council
- Craigleith/ Blackhall Community Council
- Gorgie/ Dalry Community Council
- Councillor Alan Beal
- Councillor Fiona Bennett
- Councillor Euan Davidson
- Alex Cole-Hamilton MSP.

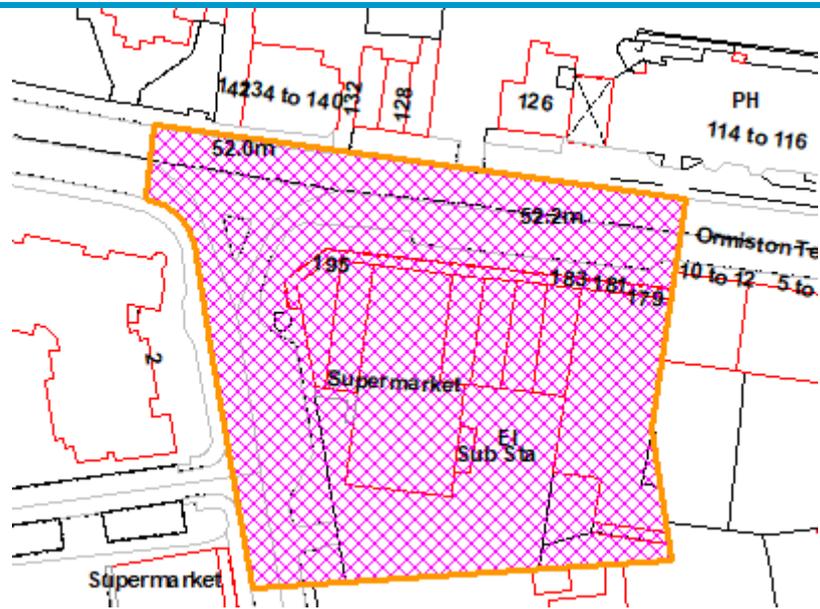
Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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